

**MINUTES**  
**REDEVELOPMENT AUTHORITY OF THE CITY OF GREEN BAY**  
**Tuesday, January 14, 2014**  
**City Hall, Room 604**  
**1:30 p.m.**

**MEMBERS PRESENT:** Harry Maier, Chair; Gary Delveaux, Vice-Chair; Melanie Parma, Tom Weber

**MEMBERS EXCUSED:** Jim Blumreich, Joe Moore, Matt Schueller

**LIAISON REPRESENTATIVES PRESENT:** Jeff Mirkes

**OTHERS PRESENT:** Cheryl Renier-Wigg, Krista Baeten, Dan Ditscheit, Tony Wachewicz, Greg Flisram, Andy Rosendahl, Mayor Schmitt

**APPROVAL OF AGENDA:**

Approval of the agenda for the January 14, 2014, meeting of the Redevelopment Authority.

A motion was made by T. Weber and seconded by G. Delveaux to approve the agenda for the January 14, 2014, meeting of the Redevelopment Authority. Motion carried.

**APPROVAL OF MINUTES:**

Approval of the minutes from the December 10, 2013, regular meeting of the Redevelopment Authority.

A motion was made by T. Weber and seconded by G. Delveaux to approve the minutes from the December 10, 2013, regular meeting of the Redevelopment Authority. Motion carried.

**COMMUNICATIONS:**

**OLD BUSINESS:**

None

**NEW BUSINESS:**

1. Request to deed 1342 Main Street to the City of Green Bay.

A map of the location was presented. C. Renier-Wigg stated the property was purchased by the RDA in 2003 using block grant funds and was held for the East River trail development. The City actually owns the entire block except this property. The Parks Department is ready to take it down, and the property needs to be deeded to the City of Green Bay.

H. Maier questioned if the plan would be to expand the parking lot. D. Ditscheit stated they'll see if they can keep a couple spaces of parking, but there isn't much room to put the trail through and keep parking. The trail has not been designed yet. The Parks Department continues to work on property acquisition for the trail.

A motion was made by M. Parma and seconded by G. Delveaux to approve the request to deed 1342 Main Street to the City of Green Bay. Motion carried.

2. Update on the development agreement for the former Schauer & Schumacher property.

G. Flisram requested to open up the bidding/development solicitation process to a larger pool of candidates. The recent developer has a new partner that wants to re-open the existing

development agreement and add a number of contingencies. The existing agreement was predicated on them making a \$50,000 performance guarantee deposit and that payment was never made.

A motion was made by G. Delveaux and seconded by T. Weber to re-open the development solicitation process for the former Schauer & Schumacher property. Motion carried.

3. Request by Brown County UW Extension for use of 1004 and 1010 N. Irwin for use as a community garden.

C. Renier-Wigg stated that the RDA owns these two parcels. They were purchased with block grant money. One is zoned commercial and one is zoned residential. It has been difficult marketing the properties for redevelopment. A request came in from the UW Extension to use the properties as a community garden to benefit the Olde North Neighborhood. Any agreement with the UW Extension would need to include the ability to give them notice to discontinue use of the properties as a garden in the event of a development opportunity. Also, UW Extension would need to be responsible for maintenance and would need to provide a hold harmless agreement.

A motion was made by T. Weber and seconded by G. Delveaux to approve a lease agreement with Brown County UW Extension for use of 1004 and 1010 N. Irwin for use as a community garden. Motion carried.

4. Request for replacement of lights at the KI Convention Center.

C. Renier-Wigg explained that a request came from the KI Convention Center for replacement of light bulbs. A proposal/estimate was provided by KI. They wanted to get the work done prior to the start of a convention coming in, so she obtained verbal approval through H. Maier and G. Delveaux to move forward with the replacement, but RDA approval is requested. The expense will be covered through the KI Maintenance budget, which has sufficient funds to cover the cost.

M. Parma questioned if typically more than one proposal is received. It was noted that for purchases over \$10,000, the City has different purchasing guidelines. The quote was provided by the KI and was not obtained through the City. M. Parma requested for future to have at least two, if not three, quotes for comparison. She felt that the proposal seemed reasonable. She questioned if they would be seeing more requests for improvements to the existing facility, now with the expansion going up.

G. Delveaux questioned if the same KI Maintenance account would be used for both the existing facility and the new facility. It was noted there would likely be one account.

A motion was made by M. Parma and seconded by T. Weber to approve replacement of lights at the KI Convention Center. Motion carried.

Regarding the KI Maintenance fund, Mayor Schmitt noted that there is not a management agreement in place yet for the new convention center.

#### **BILLS:**

5. Acceptance of financial report and check register as provided.

A motion was made by G. Delveaux and seconded by M. Parma to approve the financial report and check register as provided. Motion carried.

#### **INFORMATIONAL:**

6. Director's Report

## 7. Project Updates

The following updates were provided:

- A draft development agreement for the Hotel Northland is out for review. Once the development agreement and loan commitment are in place, an application will be submitted to the Wisconsin Economic Development Corporation for a \$500,000 grant for the project. The developer will be conducting interviews for architects and general contractors in the next few days. Closing on the building should occur by the end of the month.
- The T Wall project is underway.
- The Dermond project, as part of their due diligence, did some soil borings and discovered that the fill on the site is bad. They are in the process of trying to re-engineer the foundation. They may ask for assistance in preparing a brownfield grant to help offset environmental costs, like was done for the T Wall project.
- A Watermark update will be provided at the February meeting.

Chair ruled for adjournment at 2:20 p.m.